

# \$334,900 - 306, 16 Sage Hill Terrace Nw, Calgary

MLS® #A2199821

**\$334,900**

2 Bedroom, 2.00 Bathroom, 796 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

\*\*\*\*\* \$30,000 Price Reduction!!\*\*\*\*\* WOW!! 2

BEDROOMS | 2 BATHROOMS | 796 SQFT |

OPEN LAYOUT | COVERED BALCONY |

UNDERGROUND PARKING | LOADS OF

UPGRADES | TOP FLOOR This is the one

you've been waiting for! This suite looks and

feels like a brand new apartment! 2 Beds & 2

Full Bathrooms with a Den/Office! TOP

FLOOR unit with an INCREDIBLE VIEW! to

many UPGRADES to list including upgraded

appliance package, wide plank flooring, white

kitchen cabinetry, double rolling blackout

blinds, backsplash, tile and quartz. This

property also comes with UNDERGROUND,

TITLED, HEATED PARKING. Excellent floor

plan separates the two bedrooms on either

side of the unit to allow privacy. LARGE

WINDOWS throughout the unit make it bright

and airy. Enjoy breakfast and dinner on your

private balcony with amazing ravine views all

year round. Condo fees include all utilities

except electricity. Being in the heart of Sage

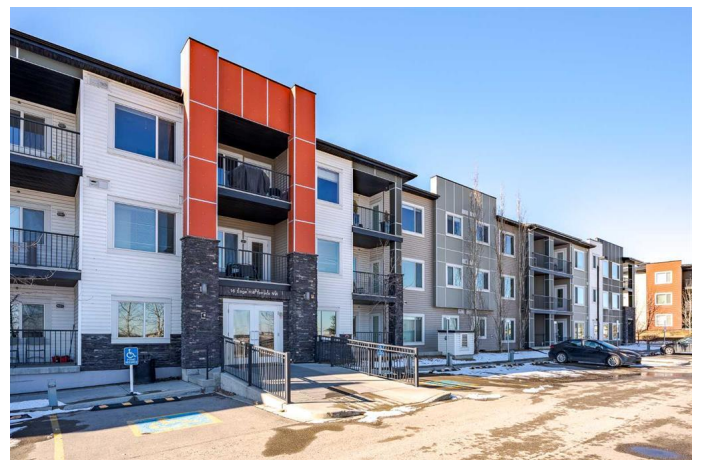
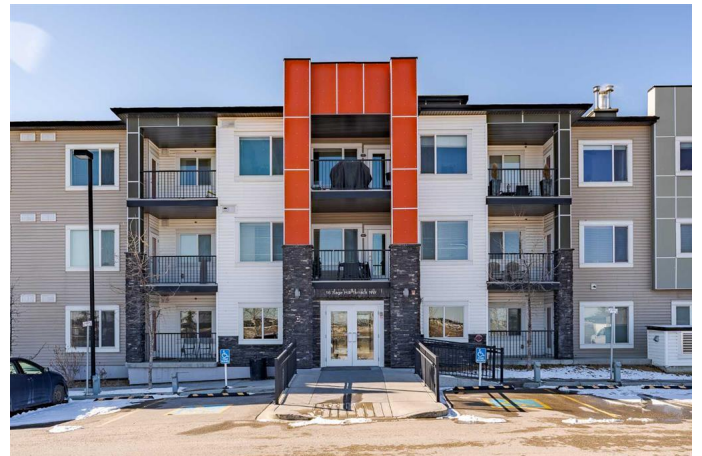
Hill, you are walking distance to many parks,

walking and bike paths, WalMart, T&T, Public

Transport and so much more! All the furniture

in the suite is negotiable with the purchase,

making it completely turn-key.



Built in 2017

## Essential Information

MLS® # A2199821

Price \$334,900

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	796
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	306, 16 Sage Hill Terrace Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0W6

### **Amenities**

Amenities	Bicycle Storage, Dog Run, Elevator(s), Parking, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Off Street, Parkade, Underground

### **Interior**

Interior Features	Ceiling Fan(s), Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	In Floor
Cooling	None
# of Stories	3

### **Exterior**

Exterior Features	Balcony, Dog Run
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed March 6th, 2025

Days on Market 28

Zoning M-1

## Listing Details

Listing Office Royal LePage Benchmark

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.